

- (4) Proposed modifications to existing thoroughfares.
- C. Thoroughfare Assemblies  
Thoroughfare assemblies shall be designed according to Section 6.3 Access and Parking.
- D. Block Standards
  - (1) Blocks shall consist of lots surrounded by thoroughfares.
    - (a) Lengths of block faces shall not exceed the maximum length of a block face, measured along lot lines, for the zone or development intensity per Table 4.1 Maximum Block Face Length, except that the Zoning Administrator may adjust the length of a block face by up to 10% by approval of an administrative variance to accommodate specific site conditions. See Section 2.7.3 Administrative Variances.
    - (b) Where two or more zones or development intensities occur on the same block face, the block face length shall not exceed that shortest required length.
    - (c) The block face length in Mobile Home Parks (DM) shall apply to the internal blocks to each DM or subdivision as well as to the sum of all contiguous land under the same ownership within the zone.
  - (2) The Zoning Administrator may exempt blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks from a limitation on block length by approval of an administrative variance. See Section 2.7.3 Administrative Variances.
  - (3) Block faces exceeding 500 feet shall be subdivided with a sidewalk extending through the block and is a minimum of 12 feet in width.
  - (4) Rear lanes or alleys shall be required for medium and high intensity areas within a new community and within T4 and T5 Transect Zones. Rear lanes and alleys are not mandatory where the rear lot lines are at the edge of the site to be subdivided or where the block has been previously subdivided.

**Table 4.1 Maximum Block Face Length**

	<b>N&amp;T1</b>	<b>R&amp;T2/T2L</b>	<b>R5/&amp; R5L</b>	<b>L&amp;T3/T3L</b>	<b>M&amp; T4/T4L</b>	<b>H &amp; T5</b>	<b>D1/D1L</b>	<b>D2/D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Maximum Block Length (feet)	-	-	-	660	600	500	660	600	500	500	500	500	600	600	-	-	-
<b>Legend</b>	“-” means “no maximum.” Numbers refer to length in feet.																

E. Parkway Assemblies

- (1) Each segment of a thoroughfare shall include a parkway corresponding to its adjacent zone(s) or development intensity in Section 6.3 Access and Parking.
- (2) Public lighting shall be located within the furnishings zone.
- (3) Public planting shall follow Section 5.7 Landscaping, Buffering, and Fencing.
- (4) Parkways in high intensity areas within a community type, within T5 Transect Zone and with portals or shopfronts may replace public planting with sidewalk pavement.
- (5) Sidewalks shall be provided per the minimum widths of Table 4.2 Minimum Width of Sidewalk Standards. Sidewalks shall meet the current Americans with Disabilities Standards for Accessible Design (ADA SAD) for curb ramps and accessible routes for all new construction.
- (6) Sidewalks shall be optional where no sidewalks exist in parkways or lots adjacent to and across a thoroughfare from the subject lot.
- (7) Sidewalks shall be a minimum of 10 feet in width at shopfronts, space permitting.

**Table 4.2 Minimum Width of Sidewalk Standards**

	<b>N&amp;T1</b>	<b>R&amp;T2/T2L</b>	<b>R5/R5L</b>	<b>L&amp;T3/T3L</b>	<b>M&amp;T4/T4L</b>	<b>H&amp;T5</b>	<b>D1/D1L</b>	<b>D2/D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
<b>Minimum Sidewalk Width</b>	-	-	-	5	5	6	-	5	5	5	6	6	6	6	5	5	5
<b>Legend</b>	“-” means “not required.” Numbers refer to width in feet.																

F. Lot Structure

- (1) Lots shall have minimum and maximum widths and lot sizes per Tables 5.4 through 5.17 Site Standards, except claims of exemptions in the Rural (T2/T2L) Zone may be platted per NMED standards.
- (2) Each lot shall have a primary frontage along the vehicular thoroughfare except that the Zoning Administrator may permit a primary frontage along a sidewalk by approval of an administrative variance. See Section 2.7.3 Administrative Variances.
- (3) Where lots have multiple frontages as shown in Table 5.3 Facades, Elevations and Lot Lines Illustrated, 1 frontage line shall be designated as primary and any other frontage lines shall be designated as secondary.
- (4) All lots shall meet all relevant federal, state and local governmental regulations.
- (5) Lots with double frontage shall identify the intended front of the lots for driveway and address purposes. Double-frontage lots on adjacent cul-de-sacs shall not be permitted.

## 4.5 Public Lighting

### A. Purpose

The purpose is to tailor design of lighting to context and assure adequate lighting for safety. Lighting within the County shall maintain the rural character of the region, in part by preserving the visibility of night-time skies while providing for safety and security.

### B. Standards

Within parkways, prescribed types of public lighting shall be as shown in Table 6.11 Parkway Assemblies.

- (1) New development within the R and L Development Intensities and within T2/~~T2L~~, T3/~~T3L~~, R5 or D1 Zones shall meet the following standards:
  - (a) All lighting installations shall be designed and installed to be fully shielded except as exempted below and commercial lighting shall have a maximum lamp wattage of 250 watts HID (or approximately 1,600 lumens).
  - (b) Residential lighting shall be shielded such that the lamp or the lamp image is not directly visible outside the property perimeter.
  - (c) Exemptions:
    - [1] Lighting in swimming pools and other water features governed by the National Electrical Code.
    - [2] Exit signs and other illumination governed by the International Building Code.
    - [3] Lighting for stairs and ramps as required by the International Building Code.
    - [4] Holiday and temporary lighting less than 30 days use in any one year.
    - [5] Athletic field lighting, when field is in use.
    - [6] Low voltage landscape lighting, but such lighting shall be shielded to eliminate glare and light trespass.
- (2) All light standards shall comply with NMSA 1978, §§74-12 Night Sky Protection.

## 4.6 Public Utilities

### A. Utility and Pedestrian Easements

The purpose is to ensure that easements provide adequate space for utilities and pedestrian access. This section also ensures that the easements are located in a manner appropriate to their zones and development intensities. This is accomplished by ensuring that:

- (1) Utility easements are concealed from view of the street where possible and they are not located where they would hinder the further development of lots over time; and
- (2) Pedestrian easements are located for the convenience and safety of pedestrians.

### B. Location

New, dry utilities shall be below ground for subdivisions greater than 5 parcels.